



JOSEPH DIGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**October 30, 2017 - 7:00 p.m.**  
Council Chambers  
Bensalem Township Municipal Building  
2400 Byberry Road

2400 BYBERRY ROAD  
BENSALEM, PA 19020

BUSINESS: (215) 633-3600  
FAX: (215)-633-3609  
[www.bensalempa.gov](http://www.bensalempa.gov)

## COUNCIL AGENDA

1. **Opening** of meeting with a moment of silent meditation or prayer followed by the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date: **September 25, 2017**
4. **Consideration and Public Hearing** of an **Ordinance** establishing a Volunteer Credit Program and enacting tax credits for Volunteer Members of Volunteer Fire Companies and nonprofit Emergency Medical Service Agencies and establishing administrative procedures and appeals.
5. Consideration of a **Reduction of Permit Fees** for **Cornwells Fire Co. 1** regarding the installation of a new electronic sign.
6. Consideration of a **Reduction of Permit Fees** for **Libertae, Inc.** regarding the zoning permit fee recently incurred to rezone the “Crossroads” property.
7. Consideration of a **Minor Land Development Plan:**

<b>Applicant:</b>	<b>Brown’s Superstore, Inc. c/o David Deets</b>
<b>Location:</b>	1837 Street Road
<b>Proposed Use:</b>	Store
<b>Zoning Classification:</b>	GC – General Commercial
<b>Tax Parcel:</b>	2-43-605-1 and 2-43-305

**8. Consideration of a Land Development Extension Agreement with:**

**Applicant:** Somerton Valley Homes, LP  
**Site Information:** Carter and Somerton Roads  
**Tax Parcel:** 2-6-1 and 2-7-2

**9. Consideration of a Lot Line Change:**

**Applicant:** Carl Schneider  
**Site Information:** 968 & 962 Bristol Pike  
**Proposed Use:** Commercial  
**Zoning Classification:** G-C (General Commercial)  
**Tax Parcel:** 2-29-112 and 2-29-113

**10. Consideration and signing of documents for:**

**Applicant:** Paramount Realty Services, Inc. – Marketplace at Neshaminy  
**Location:** US Route 1 & Rockhill Drive  
**Proposed Use:** Retail  
**Zoning Classification:** H-C1 (Highway Commercial)  
**Tax Parcel:** Portions of 2-1-37-1 and 2-1-38

A. Land development Improvements Agreement  
(5) Executed copies to be signed by Council upon consideration.

B. Stormwater Best Management Practice Operations & Maintenance Agreement  
(5) Executed copies to be signed by Council upon consideration.

**11. Consideration of (5) Escrow Releases for:**

**A. Developers Request:** Crespo Estates - Phase 1 – Release #10 - Final  
**Location:** Park Avenue  
**Tax Parcel:** 2-70-4  
**Amount:** \$ 23,200.01

**Bensalem Township Council  
Council Agenda  
October 30, 2017  
Page 3**

- |           |                            |  |
|-----------|----------------------------|--|
| <b>B.</b> | <b>Developers Request:</b> | <b>Somerton Valley Homes - Phase 3 – Release #14</b> |
|           | <b>Location:</b>           | Carter Rd. @ Somerton Road                           |
|           | <b>Tax Parcel:</b>         | 2-6-1 & 2-7-2  |
|           | <b>Amount:</b>             | <b>\$ 90,307.50</b>                                  |
|           |                            |  |
| <b>C.</b> | <b>Developers Request:</b> | <b>Somerton Valley Homes - Phase 2 – Release #18</b> |
|           | <b>Location:</b>           | Carter Rd. @ Somerton Road                           |
|           | <b>Tax Parcel:</b>         | 2-6-1 & 2-7-2  |
|           | <b>Amount:</b>             | <b>\$ 20,403.60</b>                                  |
|           |                            |  |
| <b>D.</b> | <b>Developers Request:</b> | <b>Saddlebrook Estates - Release #8</b>              |
|           | <b>Location:</b>           | 3012 Bristol Road                                    |
|           | <b>Tax Parcel:</b>         | 2-46-5   |
|           | <b>Amount:</b>             | <b>\$ 64,545.00</b>                                  |
|           |                            |  |
| <b>E.</b> | <b>Developers Request:</b> | <b>Provco WaWa – Release #8</b>                      |
|           | <b>Location:</b>           | 3620 Street Road                                     |
|           | <b>Tax Parcel:</b>         | 2-1-42, 2-1-42-3 & 2-1-47                            |
|           | <b>Amount:</b>             | <b>\$ 45,654.39</b>                                  |

**12. Public Comment**

**13. Other Business**

**14. Next Meeting: 11/13/17 - Adjournment**

**By: Tony Belfield, Council Secretary**

Council reserves the right to add or delete items to alter the order of business as they deem necessary.  
Council meetings are cablecast on Bensalem Community Television and recorded for replay on:

Comcast Xfinity Cable Channel 22

Verizon Fios Cable Channel 34

Curfew for Council Meetings is 10:30 P.M.